



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held October 28, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 2004-00066-(5) and Vesting Tentative Tract Map No. 53159-(5), and Mitigated Negative Declaration, to ensure compliance with nonurban hillside management design review criteria, density-controlled development and onsite project grading; and to create 10 single-family residential lots and one open space lot on approximately 21.83 gross acres located east of San Francisquito Canyon Road and Lowridge Place, Castaic Canyon Zoned District, applied for by Elaine Chen and Michael Tapley. (Appeal from Regional Planning Commission's approval), as further described in the attached letter dated May 19, 2008 from the Director of Planning.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Alejandrina Bladwin, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Michael Culver, Elaine Chen, Michael Tapley, Eddie Reinsma, Judy Reinsma, Michelle Reinsma and others addressed the Board. Written correspondence was presented.

Supervisor Antonovich made the following statement:

"Tract 53159 is a proposed subdivision of 10 lots adjacent to the existing Lowridge neighborhood in San Francisquito Canyon. Residents in Lowridge appealed the Regional Planning Commission approval of this project. Staff's revised density calculation permits a maximum of 8 lots, which is more consistent with the existing community. Limiting the proposed homes to a maximum of 1 story and 15 feet in height would make them more compatible with surrounding development."

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Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, (Supervisor Knabe being absent), the Board closed the hearing, denied the appeal and took the following actions:

1. Approved and adopted the Mitigated Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. R2004-00066-(5);
3. Directed County Counsel and the Director of Planning to modify the conditions of approval to:
 - Reduce the number of lots to 20,000 square foot minimum lots by consolidating lots within the proposed development footprint; and
 - Limit the proposed homes to 1 story and 15 feet in height
4. Instructed County Counsel to prepare the final findings and conditions necessary for these approvals and bring them back to a future Board meeting; and
5. Directed the Acting Director of Public Works to review the amounts of the bonds required for this project to insure that the bond amounts are appropriate given concerns about potential impacts on the surrounding community, and report back to the Board within 60 days.

Later in the meeting, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried (Supervisor Knabe being absent), the Board reconsidered the foregoing motion to allow additional speakers to address the Board.

On motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried (Supervisor Knabe being absent), the Board closed the hearing, denied the appeal and took the following actions:

(Continued on Page 3)

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1. Approved and adopted the Mitigated Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. R2004-00066-(5);
3. Directed County Counsel and the Director of Planning to modify the conditions of approval to:
 - Reduce the number of lots to 20,000 square foot minimum lots by consolidating lots within the proposed development footprint; and
 - Limit the proposed homes to 1 story and 15 feet in height
4. Instructed County Counsel to prepare the final findings and conditions necessary for these approvals and bring them back to a future Board meeting; and
5. Directed the Acting Director of Public Works to review the amounts of the bonds required for this project to insure that the bond amounts are appropriate given concerns about potential impacts on the surrounding community, and report back to the Board within 60 days.

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Attachment

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Acting Director of Public Works
Michael Culver
Elaine Chen
Michael Tapley
Eddie Reinsma
Judy Reinsma
Michelle Reinsma